

## 6 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

In March 2002, the City Council of the City of San Pablo adopted the prior Housing Element. It was certified by HCD in the following month. The 2002 Housing Element covered the housing planning period from January 1999 to December 2006. It contained 9 goals, 11 policies, and 30 implementing programs.

The goals, policies, and implementing programs of the 2002 Housing Element are organized under the following three sections:

### **The 2002 Housing Element**

#### **Section 1: *Housing and Neighborhood Preservation.***

- Goal 1. To conserve and improve the housing stock in the City of San Pablo.*
- Goal 2. To create better and more attractive neighborhoods in the City of San Pablo.*
- Goal 3. To foster, inspire, and generate neighborhood pride in the City of San Pablo.*
- Goal 4. To ensure the preservation of historically significant areas, homes, and buildings in the City of San Pablo.*

#### **Section 2. *Affordability and Adequate Provision of Housing***

- Goal 1. To provide all present and future San Pablo residents with suitable and affordable housing.*
- Goal 2. To provide a mix of housing types to meet the needs of all economic segments and family types in San Pablo.*
- Goal 3. To balance the economic makeup of San Pablo households.*
- Goal 4. To meet the housing needs of San Pablo's low- and moderate-income households.*

#### **Section 3. *Housing Accessibility and Special Needs***

- Goal 1. To ensure housing accessibility for all segments of the community.*

In keeping with State law requirements, the Housing Element Update must include an evaluation of previous program achievements, so there is an understanding of what worked well, what was accomplished, what was not accomplished, and the reasons why.

## **SUMMARY OF ACCOMPLISHMENTS**

During the previous Housing Element planning period, the City built or approved 592 housing units. No units were rehabilitated during this time. The total number of units built was *above* the City's RHNA allocation of 494 units. However, while San Pablo met its RHNA overall, it did not produce enough moderate-income units.<sup>52</sup>

Over the last planning period, the City made some significant achievements in improving the quality and standards of housing in San Pablo. Major achievements include:

- Existing Affordable Units – During the previous Housing Planning Period, there were no loss of at-risk housing units, and no reduction of the affordable housing stock in the City.
- New Very Low Income Units – The City exceeded the RHNA requirement of 147 very low income units by constructing 194 very low income units.
- Secondary Units – In 2003, the City adopted an ordinance to allow Secondary Units. From 2003 to 2006, 31 Second Units were approved and contributed to increased housing options in the City.
- Manufactured Housing – The City facilitated the construction of 19 manufactured homes during the planning period.
- Senior Housing – The development of Monte Vista Senior Apartments added 82 units of senior housing to the City's housing stock.
- Rehabilitation Loans – The City provided 46 rehabilitation loans from 1999 to 2006.

Besides these achievements, the City has committed significant staff and financial resources in inspections and code enforcement activities to ensure safety and regular maintenance of existing housing units. From 2001 to 2006, the City has reviewed 5,856 cases and red-flagged 215 units for repairs or improvements. Through its various resident assistance and neighborhood improvement programs, the City assisted many low-income property owners to minimize incentives for displacement of low-income renters.

While the City made significant strides in keeping housing affordable and was successful in implementing most housing programs, it fell short on a number of respects as well. These shortcomings were mainly the result of limited staff time and resources. For example, the City was unable to carry out Program I-C.1: Local Landmarks Designation, and Program III-B.2: Homeless Assistance Zoning Amendment during the previous housing cycle. The former program called for the identification and designation of historical housing as local landmarks,

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<sup>52</sup> Additional details, such as the mix of units by income group, will be provided by City staff for submission to the HCD.

while the latter program called for the amendment of the Zoning Ordinance to permit homeless and emergency shelters in the City's High Density (R-4) zone. Both were not carried out because the City had other priorities during the time period. City staff plans to complete both programs in the current housing cycle.

Other programs were only partially carried out or met with limited success. Program II-A.4: Mixed Commercial/Residential Use, for example, called for providing incentives to encourage mixed use development. Only one application was received during the entire period. Additionally, the City was unable to complete the program task of implementing an online GIS system. In recognition of these shortcomings, the City intends to more aggressively promote Mixed Use Development and complete the task of creating an online GIS system in the current planning period.

Another notable oversight during the previous Housing Element is City's inability to keep a full record of completed tasks for its programs, especially for the years 1999, 2000, and 2001. As a result, the City is unable to provide statistics such as the number of units helped, or amount of aid given for those years. The City is aware of this issue and endeavors to establish procedures to track housing programs in the current housing cycle.

## **ASSESSMENT OF GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES**

### **Section I. Housing and Neighborhood Preservation**

#### **Goals**

1. To conserve and improve the housing stock in the City of San Pablo.
2. To create better and more attractive neighborhoods in the City of San Pablo.
3. To foster, inspire, and generate neighborhood pride in the City of San Pablo.
4. To ensure the preservation of historically significant areas, homes, and buildings in the City of San Pablo.

#### **Objectives**

1. The City will provide housing rehabilitation assistance to approximately 15 households per year.
2. The City will utilize various programs to achieve housing and neighborhood preservation and to replace substandard housing units with suitable and affordable housing units.
3. The City will improve the environment of its neighborhoods, by generating neighborhood pride.
4. The City will monitor the preservation of the cultural heritage of San Pablo.

#### **Assessment of Objectives:**

1. The City works in partnership with Contra Costa County to provide low interest loans to rehabilitate homes. Altogether 46 loans were approved from 1999 to 2006. Additionally, the City has helped with technical assistance and advice to other households. The City does not keep a record for technical assistance provided.
2. Improving the housing stock of the city has been a priority. The Residential Health and Safety Program was established to inspect and bring into conformance any housing that is used as rental property and also to inspect homes for code violations prior to the sale or transfer of a home.
3. The City holds annual neighborhood events, such as: Creek Clean-up days, Dumpster Day, Earth Day, and has involved the neighborhoods in the re-design and creation of new and existing parks to improve the environment of neighborhoods. Additionally, the City has done various street improvement projects, including the undergrounding of utilities whenever possible.
4. The City has sponsored/ co-sponsored the following annual cultural events: June Tenth, Cultural & Heritage Day, Cinco de Mayo, Laotian New Year's Celebration, Laotian Water Festival, and 4th of July. In this manner the City supports the celebration of diversity that represents San Pablo's heritage.



**Policy 1-A:**

**The City shall provide low-interest deferred loans to low- to moderate-income property owners for the rehabilitation of the existing housing stock.**

<b>Program I-A.1: Low Interest Rehabilitation Loans.</b>	
<p>Provide low-interest loans to low- to moderate-income owner-occupied and rental property owners to bring units up to current building code standards, modify buildings for improved mobility of disabled and elderly persons, demolish irreparable secondary buildings, expand unit to alleviate overcrowding and allow for general property improvements.</p> <p>In addition the City will inform residents about the availability of low-interest loans by distributing brochures about the program and sending informational letters to every household in San Pablo. All newsletters will be sent out in the major languages that are representative of the City's population.</p> <p>Under this program, the City could provide low interest rehabilitation loans from such programs as CDBG, California Housing Rehabilitation Program, and through bank financing to assist San Pablo residents in rehabilitating their homes. City involvement could include:</p> <ul style="list-style-type: none"> <li>• Review of pro forma analysis;</li> <li>• Provision of available demographic or other background data necessary to complete applications;</li> <li>• Review and comment upon draft application;</li> <li>• Letters of support as appropriate;</li> <li>• City Council actions in support of the application; and</li> <li>• Willingness to monitor compliance with provisions of the loan within the limitation of existing work load.</li> </ul> <p>Many "third-party" loans will require some form of local financial commitment. If this case arises, the City could review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: Bank financing (interest subsidy from Community Development Block Grant funds (CDBG); California Housing Rehabilitation Program.</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	<p>The City has provided low-interest rehabilitation loans to both owner and rental property owners, and to senior households. Between 1999 and 2006, 46 loans have been provided, totaling \$1,562,860. Of the total, 14 of them were for senior households, and the rest were deferred loans.</p> <p>Additionally, the City also assisted in the review of applicants' application for bank financing.</p>
<b>Funding sources &amp; funding amount (1999-2006):</b>	Bank financing (interest subsidy from Community Development Block Grant funds (CDBG); California Housing Rehabilitation Program.
<b>Has the program been successful?</b>	Yes. This Program was successful.
<b>Do you recommend continuing the</b>	City staff recommends keeping the Program and continuing it as it is.

Program I-A.1: Low Interest Rehabilitation Loans.	
program?	

  

Program I-A.2: Deferred Loans for Rehabilitation.	
<p>Provide low-interest deferred loans, payable upon sale or transfer of property, to low- to moderate-income senior households. Provide low-interest deferred loans, payable in five years or sale/transfer of property (whichever comes first) to non-senior low- and moderate-income households. The purpose of the loans is to bring units up to current code standards, modify buildings for improved mobility of disabled and elderly persons, demolish irreparable secondary buildings, expand unit to alleviate overcrowding and rehabilitate for general property improvements.</p> <p>In addition the City will inform residents about the availability of deferred interest rehabilitation loans by distributing brochures about the program and sending informational letters to every household in San Pablo.</p> <p>Under this program, the City could provide deferred rehabilitation loans from such programs as CDBG to assist San Pablo residents in rehabilitating their homes. City involvement could include:</p> <ul style="list-style-type: none"> <li>• Review of pro forma analysis;</li> <li>• Provision of available demographic or other background data necessary to complete applications;</li> <li>• Review and comment upon draft application;</li> <li>• Letters of support as appropriate;</li> <li>• City Council actions in support of the application; and</li> <li>• Willingness to monitor compliance with provisions of the loan within the limitation of existing work load.</li> </ul> <p>Many “third-party” loans will require some form of local financial commitment. If this case arises, the City could review the financial terms of the transaction and, within legal limits that may apply, would work to provide such financial commitment.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: Contra Costa County CDBG funds</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The City has provided low-interest deferred loans to senior households. Between 1999 and 2006, 14 of them were for senior households, totaling \$559,301.
<b>Funding sources &amp; funding amount (1999-2006):</b>	Contra Costa County CDBG funds
<b>Has the program been successful?</b>	Yes. This Program was successful.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

<b>Program I-A.3: Rehabilitation Program Technical Assistance.</b>	
<p>Provide free technical assistance and counseling to approved loan applicant homeowners interested in developing plans and specifications for rehabilitation. Assist in monitoring construction. Provide technical assistance to homeowners on the following issues:</p> <ul style="list-style-type: none"> <li>• Interpreting code requirements;</li> <li>• Architectural consultation regarding structural work essential to the conservation program;</li> <li>• Help in drawing up specifications for the necessary work so that contractors bid on the same basis, and so that the terms of the contract will be clear and enforceable;</li> <li>• Instructions on how to solicit bids in order to get the best terms;</li> <li>• Guidance in letting and enforcing contracts; and</li> <li>• Referral to consumer protection services whenever appropriate.</li> </ul> <p><i>Responsibility: Community Development Department</i>  <i>Funding Source: Contra Costa County CDBG funds or City funds</i>  <i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The City provides Residential Health and Safety (RHS) inspections, needs assessments, open door service, courtesy at home assessment, punch list, monitor construction, process progress reports, final inspection, and notice of completion.
<b>Funding sources &amp; funding amount (1999-2006):</b>	Contra Costa County CDBG funds
<b>Has the program been successful?</b>	Yes. This Program was successful.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

**Policy 1-B:**

**The City shall continue to take measures and provide incentives for upgrading and improving the environment of its neighborhoods.**

<b>Program I-B.1: Neighborhood Clean-Up Program.</b>	
<p>Provide vouchers for San Pablo residents to take unwanted household items and trash to the Richmond Dump. In addition, the City will inform residents about the availability of the Neighborhood Clean-Up Program by distributing brochures about the program and sending informational letters to every household in San Pablo.</p> <p><i>Responsibility: Community Development Department</i>  <i>Funding Source: Contra Costa County CDBG funds</i>  <i>Time Frame: Vouchers distributed year-round, however, publicity distributed in the summer, annually.</i></p>	
<b>Describe implementation</b>	Vouchers are handled at the front counter of the Building Division. Staff checks the recipient's identification card and a utility bill to ensure that the

Program I-B.1: Neighborhood Clean-Up Program.	
<b>progress:</b>	person lives within the city boundaries. The program is advertised in the City newsletter which is delivered to all residences within the City. Residents are allowed 8 dump vouchers worth \$5 each during each fiscal year.
<b>Funding sources &amp; funding amount (1999-2006):</b>	The following amount of money was issued each year for vouchers: 1999: No information tracked 2000: No information tracked 2001: No information tracked 2002: \$43, 737 2003: \$33,315.93 2004: \$38,386.21 2005: \$29,978.83 2006: \$29,197.53
<b>Has the program been successful?</b>	Yes. This Program was successful in reducing the amount of trash/ dumping that occurs on the streets/ creeks.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

Program I-B.2: Residential Paint Rebate Program.	
<p>Provide rebates for expenses incurred to paint the exterior of houses and to inspire and generate neighborhood pride in the City of San Pablo.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: Contra Costa County CDBG funds</i></p> <p><i>Time Frame: Program offered year-round, however, primary emphasis in May and June.</i></p>	
<b>Describe implementation progress:</b>	<p>The Residential Paint Rebate program provides exterior paint rebates for consumable painting materials up to a maximum of \$500 for a single family house or up to \$350 per unit for multiple family projects (not to exceed \$2,000).</p> <p>Homes with lead-based paint are also eligible to apply. The City provides each approved recipient with the appropriate lead based paint hazards information, including the approved pamphlet when indicated. For homes with existing lead based paint, the City photographs the structure and arrange for the recipient to receive training of the work to be accomplished (if necessary). If recipient is determined to be sufficiently experienced or if the work will be done by a contractor or other professional, then the training may be waived by the City. The house being improved must be owned by the applicant and be the principal residence, and/or eligible rental property.</p>

Program I-B.2: Residential Paint Rebate Program.	
<b>Funding sources &amp; funding amount (1999-2006):</b>	<p>The following rebates have been issued for the following years:</p> <p>1999 - \$5,000</p> <p>2000 - \$20,000</p> <p>2001 - \$20,000</p> <p>2002 - \$20,000</p> <p>2003 - \$29,000</p> <p>The program was discontinued from 2004-2008, it was re-instituted in 2009.</p>
<b>Number of units assisted:</b>	It is unknown how many units were helped. The City does not keep track of the number of applications.
<b>Has the program been successful?</b>	Yes. The Program was a success while it was in place from 1999 to 2003. It was discontinued due to funding considerations.
<b>Do you recommend continuing the program?</b>	City staff recommends modifying the program to include a tracking system for applications.

Program I-B.3: Abandoned Motor Vehicle Abatement.																																																
Assist in clearing the streets of abandoned motor vehicles by towing vehicles after adequate notice is given to the registered owner.  <i>Responsibility: Community Development Department: Code Enforcement Division</i> <i>Funding Source: Allocation from City's General Fund or the Community Development Department of San Pablo</i> <i>Time Frame: Current and ongoing.</i>																																																
Describe implementation progress:		City Receives funding from County of Contra Costa Abandoned Vehicle Service Authority (CCCAVSA) to support a full-time Police Services Technician engaged solely in vehicle abatement and parking enforcement. Vehicles are first cited, notifications are sent to owner on record, and eventually towed if there is no response.																																														
Funding sources & funding amount (1999-2006):		The following is the number of marked and towed cars for duration of the planning period:  <b>Vehicle Abatement:</b> <table><tr><th>Year</th><th>Marked</th><th>Removed</th><th>Towed</th><th>Recovered Stolen</th><th>Citations</th></tr><tr><td>2001</td><td>1,615</td><td>1,261</td><td>403</td><td>-</td><td>2,406</td></tr><tr><td>2002</td><td>1,417</td><td>1,028</td><td>475</td><td>88</td><td>2,560</td></tr><tr><td>2003</td><td>1,372</td><td>1,117</td><td>415</td><td>67</td><td>2,707</td></tr><tr><td>2004</td><td>1,338</td><td>978</td><td>404</td><td>97</td><td>3,321</td></tr><tr><td>2005</td><td>1,263</td><td>1,004</td><td>364</td><td>87</td><td>3,950</td></tr><tr><td>2006</td><td>1,232</td><td>1,041</td><td>314</td><td>108</td><td>3,310</td></tr></table> No information available for 1999-2000. Information on recovered stolen vehicles not available for 2001.					Year	Marked	Removed	Towed	Recovered Stolen	Citations	2001	1,615	1,261	403	-	2,406	2002	1,417	1,028	475	88	2,560	2003	1,372	1,117	415	67	2,707	2004	1,338	978	404	97	3,321	2005	1,263	1,004	364	87	3,950	2006	1,232	1,041	314	108	3,310
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Has the program been successful?		Yes. The Program contributed to the overall neighborhood preservation by removing abandoned vehicles from public streets.																																														
Do you recommend continuing the program?		City staff recommends keeping the Program and continuing it as it is.																																														

Program I-B.4: Abandoned and Dilapidated Housing Abatement.																																																						
<p>Ensure that all unsafe structures are repaired to meet building codes and /or demolished. The City will examine building or structure reported to be dangerous or damaged. The building official will locate the property’s owner through a preliminary title report for any structure found unsafe. The building official will serve a written notice stating the defects of the building requiring the owner to commence either the required repairs or improvements, or demolition of the building.</p> <p><i>Responsibility: Community Development Department: Code Enforcement Division</i></p> <p><i>Funding Source: CDBG funds or private financing</i></p> <p><i>Time Frame: Implemented when funding obtained; year-round.</i></p>																																																						
Describe implementation progress:		<p>The City will send inspectors to examine buildings or structures for defects. The program has assisted in the removal of housing units that were considered inadequate or unsafe.</p> <p>In addition, units have been remodeled to meet code requirements for habitable building, therefore improving the overall housing stock of the city.</p>																																																				
Number of units assisted (1999-2006):		<b>Investigation Cases by Code Enforcement:</b> <table><tr><th>Year</th><th>Opened</th><th>Closed</th><th>Substandard</th><th>Red Tagged</th><th>Demolished</th></tr><tr><td>2001</td><td>945</td><td>708</td><td>37</td><td>29</td><td>2</td></tr><tr><td>2002</td><td>1,120</td><td>1,119</td><td>92</td><td>65</td><td>4</td></tr><tr><td>2003</td><td>1,092</td><td>1,181</td><td>23</td><td>11</td><td>2</td></tr><tr><td>2004</td><td>589</td><td>605</td><td>40</td><td>14</td><td>4</td></tr><tr><td>2005</td><td>677</td><td>744</td><td>58</td><td>5</td><td>9</td></tr><tr><td>2006</td><td>536</td><td>516</td><td>66</td><td>11</td><td>10</td></tr><tr><td>2007</td><td>897</td><td>647</td><td>106</td><td>80</td><td>14</td></tr></table>					Year	Opened	Closed	Substandard	Red Tagged	Demolished	2001	945	708	37	29	2	2002	1,120	1,119	92	65	4	2003	1,092	1,181	23	11	2	2004	589	605	40	14	4	2005	677	744	58	5	9	2006	536	516	66	11	10	2007	897	647	106	80	14
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Has the program been successful?		Yes. The Program contributed to safety and the overall neighborhood environment by removing or repairing dilapidated housing.																																																				
Do you recommend continuing the program?		City staff recommends keeping the Program and continuing it as it is.																																																				



**Policy 1-C:**

**The City shall encourage preservation of historically significant housing.**

<b>Program I-C.1: Local Landmarks Designation.</b>	
<p>Identify and designate historical housing as local landmarks.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required (minimal staff time)</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The Council has had other priorities during this reporting cycle and has not moved forward on the addition of more buildings into the Historical building inventory.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Has the program been successful?</b>	Program was not implemented.
<b>Do you recommend continuing the program?</b>	City staff recommends modifying the Program to create an inventory of potential historical buildings, evaluate the architectural significance of the building, and assess whether they should have any special historical designation.

<b>Program I-C.2: Archaeological Preservation.</b>	
<p>Preserve archaeologically significant sites by investigating and reviewing all potentially significant Native American Sites before any development activity takes place.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	Mitigations and Conditions of Approval are included on new projects to preserve archeological sites that may be encountered while digging.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Has the program been successful?</b>	The City has not encountered any archeologically significant sites.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

Program I-C.3: Early California Architecture.	
<p>The City will promote a unified theme in new housing developments to reflect early California heritage architecture by encouraging use of stucco, tiles, adobe, etc.</p> <p><i>Responsibility: Planning Department</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	<p>The Early California Architecture style has been used in development projects such as:</p> <ul style="list-style-type: none"> <li>• The Abella subdivisions</li> <li>• Monte Vista- Senior housing project at 13728 San Pablo Avenue.</li> </ul>
<b>Funding sources &amp; funding amount (1999-2006):</b>	Not Applicable. Private developers are required to adopt this architecture style with no aid from the City.
<b>Has the program been successful?</b>	Yes. The Abella subdivision and the Senior Housing projects both have frontage on San Pablo Avenue, which is one of the City's major commercial corridors, the consistent use of California mission style architecture has created a unified theme along this street.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

**Policy I-D:**

**The City shall promote conservation and rehabilitation of the housing stock through pre-sale and pre-licensing inspection programs.**

Program I-D.1: Rental Units Inspection.			
<p>To enforce building code and health and safety ordinances, and require that all deficiencies be corrected, the City will inspect rental units for building code violations. All rental properties require a periodic "Certificate of Compliance" issued by the Building Department. The Certificates are valid for periods of 12-36 months, depending on the number of demerits a property receives during inspection.</p> <p><i>Responsibility: Community Development Department: Building Division</i></p> <p><i>Funding Source: General Fund (Residential Health and Safety Fees)</i></p> <p><i>Time Frame: Current and ongoing.</i></p>			
<b>Describe implementation progress:</b>	The City conducts inspections for rental units in an on-going basis.		
<b>Achievements and funding (1999-2006):</b>	<u>Year</u> FY 98/99:	<u>Multiple</u> \$40,090 1,464 cases	<u>SF/Condo/Townhome</u> \$25,780 509 cases

Program I-D.1: Rental Units Inspection.			
<p>To enforce building code and health and safety ordinances, and require that all deficiencies be corrected, the City will inspect rental units for building code violations. All rental properties require a periodic “Certificate of Compliance” issued by the Building Department. The Certificates are valid for periods of 12-36 months, depending on the number of demerits a property receives during inspection.</p> <p><i>Responsibility: Community Development Department: Building Division</i></p> <p><i>Funding Source: General Fund (Residential Health and Safety Fees)</i></p> <p><i>Time Frame: Current and ongoing.</i></p>			
	FY 01/02:	\$13,560	\$1,105
		1,220 cases	51 cases
	FY 02/03:	\$17,480	\$4,080
		1,372 cases	106 cases
	FY 03/04:	\$67,974	\$71,600
		1,660 cases	650 cases
	FY 04/05:	\$76,743	\$61,138
		3,035 cases	1,015 cases
	FY 05/06:	\$25,000	\$10,424
		752 cases	198 cases
	FY 06/07:	\$26,800	\$22,100
		708 cases	243 cases
	The City does not have records between years 1999 and 2001		
<b>Has the program been successful?</b>	Yes. The program was a success as it enabled compliance with Code requirements, and ensured that building safety issues were addressed.		
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.		

<b>Program I-D.2: Owner-Occupied Pre-Sale Inspection.</b>  To enforce building code and health and safety ordinances, the City will require all single-family homes more than 10 years old, or with a Certificate of Compliance more than three years old to obtain a “Certificate of Compliance” before the property is sold, transferred, or assigned. The Certificate is awarded for homes that pass inspection and are evaluated as being in compliance with the City’s housing code, zoning ordinance, and other City ordinance relating to health and safety.  <i>Responsibility: Community Development Department: Building Division</i> <i>Funding Source: General Fund</i> <i>Time Frame: Current and ongoing.</i>		
<b>Describe implementation progress:</b>	The City conducts inspections for owner-occupied housing in an on-going basis to make sure they comply with codes.	
<b>Achievements and funding (1999-2006):</b>	<u>Year</u>	<u>Single Family/Condo/Townhome Resale</u>
	FY 98/99:	\$17,500 319 cases
	FY 01/02:	\$11,050 431 cases
	FY 02/03:	\$25,755 589 cases
	FY 03/04:	\$50,815 624 cases
	FY 04/05:	\$58,349 718 cases
	FY 05/06:	\$48,519 684 cases
	FY 06/07	\$31,025 424 cases
	The City does not have records between years 1999 and 2001	
<b>Has the program been successful?</b>	Yes. The program was a success as it enabled compliance with Code requirements, and ensured that building safety issues were addressed.	
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.	

**Policy 1-E:**

**The City shall continue to seek additional ways to create safer neighborhoods.**

<b>Program 1-E.1: Police Review of Building Plans.</b>	
<p>The Chief of Police or his designee will participate in the Internal Plan Review Committee for all major subdivisions to ensure that subdivisions are planned to promote safe environments and prevent crime.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: Permit Fees</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	All new development plans are routed to the Police department for review and comments prior to the item being scheduled for Planning Commission review. At this time, the police department can require modifications to the plans to ensure safety and access.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Has the program been successful?</b>	Yes. As a result of this policy, building plans were reviewed for overall safety and access and this promoted safer environments and hence, a reduction in crime.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

<b>Program I-E.2: Crime Prevention.</b>		
<p>Commander of the Police Department's support services division will seek to reduce incidences of crime in residential and commercial areas.</p> <p><i>Responsibility: Police Department</i></p> <p><i>Funding Source: Existing and alternative source of funding</i></p> <p><i>Time Frame: Current and ongoing.</i></p>		
<b>Describe implementation progress:</b>	<p>Under the direction of the Support Services Commander Walter N. Schuld, Support Services personnel work in three different Sections -- Investigations, Special Investigations, and Services -- to perform a wide range of duties that include:</p> <p>Major criminal investigations, Casino and city employment background investigations, operation of the police facility; locating outstanding arrest warrants; preparing reports for review by the District Attorney's Office; preserving essential and confidential records; providing Department personnel with ongoing training; promoting community relations and crime prevention programs. The Services Division is also responsible for facility maintenance, property and evidence, purchasing, and control over the vehicle fleet and preparation of the Department annual budget.</p>	
	<p><u>Year</u></p> <p>2004</p> <p>2005</p> <p>2006</p>	<p><u>Number of Major Crimes:</u></p> <p>2,273</p> <p>2,345</p> <p>2,354</p> <p>major crimes include crime rates for homicides, rape, robbery assaults, burglary, larceny, and stolen vehicles. Data for earlier years from 1999 to 2003 are not available.</p>
<b>Funding sources:</b>	N/A	
<b>Has the program been successful?</b>	Yes. The incidence of crime has remained stable with population growth for the last three years of the previous Housing Element planning period.	
<b>Do you recommend continuing the program?</b>	City staff recommends removing the Program from the current Housing Element and placing elsewhere in the General Plan since it bears no relation to housing.	

## **Section 2. Affordability and Adequate Provision of Housing**

### **Goals**

1. To provide all present and future San Pablo residents with suitable and affordable housing.
2. To provide a mix of housing types to meet the needs of all economic segments and family types in San Pablo.
3. To balance the economic makeup of San Pablo households.
4. To meet the housing needs of San Pablo's low- and moderate-income households.

### **Objectives**

1. During the period 1999-2006, the City will encourage the construction of approximately 374 new housing units.
2. The City will promote the development of new housing units that are affordable to low- and moderate-income households.
3. To alleviate overcrowding, the City will promote the development of larger housing units.
4. The City will encourage the construction of housing units for above moderate-income households.

### **Assessment of Objectives:**

1. From 1999 to 2005, the City saw the development of 592 new housing units.
2. The City promoted the following new housing units that are affordable to low- and moderate-income households.
  - a. Simpson Housing (El Paseo housing development): 132 units
  - b. EBALDC (Giant Family Apartments): 86 units
  - c. Monte Vista senior apartments; 82 units
3. From 1999-2006, the City saw the development of approximately 77 single family homes with 4+ bedrooms at the Abella development by Signature Properties.
4. From 1999-2006, the City saw the development of 292 units of above-moderate housing at the Abella development.

### **Policy II-A:**

**The City shall encourage and assist with the development of affordable housing units.**



Program II-A.1: Manufactured Housing Development.	
<p>To increase home ownership opportunities for moderate-income households, the City will support the use of manufactured homes in appropriate single-family areas to provide a mix of affordable and moderate-income homes.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: None required unless land write-down provided</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	Manufactured homes are allowed on any single family zoned residential parcel. The home shall meet all development standards including lot coverage, and set back requirements. Homes that meet all development standards are approved through an Administrative Design Review process.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Has the program been successful?</b>	Manufactured homes will continue to be supported if proposed and if it is adequate for the site. 19 manufactured homes have been constructed during this reporting period.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

Program II-A.2: Vacant Land Inventory.	
<p>To provide land availability data to developers interested in building affordable housing projects, the City will maintain a list of vacant land available for low- and moderate-income housing.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The Redevelopment Agency keeps an updated list of properties that are vacant and that could be developed/ or redeveloped. This information is available to developers interested in building affordable housing projects.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Has the program been successful?</b>	Yes, the Program was successful. During the past Housing Element Planning Period the City has worked with 3 different affordable housing developers on three different sites and exceeded its fair share of affordable housing.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program with a minor revision to change the responsibility for updating the inventory list from the Planning Division

<b>Program II-A.2: Vacant Land Inventory.</b>	
	to the Redevelopment Agency, since they have taken on this task for the past few years.
<b>Program II-A.3: Secondary Units.</b>	
<p>To promote the development of an affordable housing alternative within existing land constraints, the City will continue to encourage secondary dwelling units in single-family areas where lot sizes are at a minimum of 37 by 100 feet, and where parking standards can comply with existing zoning standards and regulations. The City will provide information in annual mailings to residents.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	In 2002, The city adopted an ordinance to allow secondary dwelling units consistent with State law requirements. Previously, secondary Units were only allowed through a Use Permit process. The new ordinance facilitated the creation of these units by allowing them by right on lots that met the minimum lot size and, where setback requirements could be met. Public notices of these changes were made to all residents. Information regarding the requirements for second units is available at the Planning Counter and has also been posted to the City's website. Annual mailings have not been done, as the Council has had other priorities.
<b>Number of Second Units:</b>	Applications: 31 Approved: 31
<b>Funding sources &amp; funding amount (1999-2006):</b>	Funded by private development. General Fund for staff time.
<b>Has the program been successful?</b>	Yes, the Program was successful. During this reporting period, 31 units were approved, and contribute to providing a variety of housing choices within the city.
<b>Do you recommend continuing the program?</b>	City staff recommends modifying the Program. Currently the City requires that secondary dwelling units meet the setback requirements of the main building (including a 15 foot rear yard setback). This presents an obstacle for development of these type of units when the main home is setback from the front property line. Staff is considering an Ordinance amendment to change the rear setback requirement for these type of units from 15 feet to 5 feet.

<b>Program II-A.4: Mixed Commercial/Residential Use.</b>	
<p>The City of San Pablo General Plan and proposed Zoning Ordinance contains a Floor Area Ratio (FAR) Bonus, allowing projects with exceptional design and public amenities, such as open space, shared parking facilities and/or small parcel consolidations, to build at FARs of up to 0.75. Projects that lend themselves to such high densities will likely be infill projects, developed by local for- and no-for-profit entities, and targeted towards a variety of income levels. The City of San Pablo will be very aggressive and proactive in attracting this type of development in its mixed use/special district through the following actions:</p> <ul style="list-style-type: none"> <li>• The City will fast track permitting, waive applicable permit fees, and expedite design review and environmental review when possible.</li> <li>• The City will continue to provide incentives for mixed-use projects through the street and façade improvements program successfully used for the 23rd Street project.</li> <li>• The City will complete work on a Geographic Information System (GIS) that will link to the City's web site so that developers can view sites located in the mixed use/special districts, obtain information from the City on development potential, and contact the City with inquiries on specific sites.</li> <li>• The City will execute a contract with public relations/marketing consultant who will produce a semi-annual; marketing brochure to promote available land for mixed use projects throughout the City and distribute this brochure to the development community. (Note: at the time this Housing Element was updated, the City executed a contract with Inform, a local consulting firm, to provide these services.)</li> </ul> <p>Developers proposing mixed-use projects will be eligible for variance for parking and relaxed lot coverage requirements. The Redevelopment Agency (RDA) actively seeks developers interested in constructing mixed-use projects. In February of 2002, the RDA will be applying for Housing Enabled by Local Partnership (HELP) Funds. The RDA can apply for up to \$2 million dollars to be used on any activity associated with construction of affordable housing. If received, the RDA plans to target a portion of the funds towards mixed-use development. The permitting fees can also be waived or delayed in consideration of mixed-use projects.</p> <p><i>Responsibility: Community Development Department: Planning Division and San Pablo Redevelopment Agency</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Amend the Zoning Ordinance by 2002.</i></p>	
<b>Describe implementation progress:</b>	<p>The RDA maintains a list of parcels that are available for mixed Use development, this list and any associated information is available to developers. RDA staff has also developed marketing brochures for sites which are available for Mixed Use development and have been used to market sites at various conferences, and conventions.</p>
<b>Number of Mixed Commercial/Residential Units (1999-2006):</b>	<p>Applications (units): 2 Approved (units): 2</p> <p>Only one application was received for a building which includes 1,300 square feet of retail space and two apartment units above.</p>
<b>Funding sources:</b>	<p>The RDA did not apply for HELP funds. Instead, project developers applied for these funds themselves; however, none of the projects that were built with HELP funds were mixed use.</p>
<b>Has the program been successful?</b>	<p>Yes, the Program was successful. The marketing brochures have generated significant interest, and the City would like to continue developing these marketing brochures in the future.</p>

Program II-A.4: Mixed Commercial/Residential Use.	
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program with a small revision. Currently, the City's GIS system does not yet link to the website, in the future City staff would like to make this connection. In the past reporting period, there have been other priorities and funding has been limited for this project.

Program II-A.5: Affordable Rental or Cooperative Family Housing.	
<p>To encourage development of family housing, apply for available State and Federal housing funds to assist with the development of affordable rental or cooperative housing that provides on-site support services for low-income families.</p> <p>The City will apply for HOME funds funded through Contra Costa County Consortium yearly in November. The City will also apply for LIHTC through the County as funding becomes available.</p> <p>In February of 2002, the RDA will apply for HELP funds. The RDA can apply for up to \$2 million to be used for any activity associated with construction of affordable housing.</p> <p><i>Responsibility: Community Development Department: Housing Division and San Pablo Redevelopment Agency</i></p> <p><i>Funding Source: State funding: HOME and LIHTC</i></p> <p><i>Time Frame: 2002.</i></p>	
<b>Describe implementation progress:</b>	<p>The following were constructed between 1999 and 2006:</p> <p>Monte Vista 82 units</p> <p>El Paseo 132 units</p> <p>Giant Family 86 Units</p> <p>Developers used LIHTC in the development of these projects.</p> <p>The Redevelopment Agency did not directly apply for HELP funds. However, the developers of two new subdivisions did apply and receive these funds; East Bay Asian Local Development Corp. (EBALDC) and Simpson Housing. Both provide on-site support services for low income families.</p>
<b>Funding sources:</b>	State funding: HOME and LIHTC and City funds in the amount of 1.2 million for the EBALDC development and 2.3 Million for the Simpson Housing development.
<b>Has the program been successful?</b>	Yes, the Program was successful. Through the combination of these funding sources, the City was able to meet and exceed its fair share of affordable housing development for the City.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program but modifying it to meet new requirements for moderate-income as well as low- and very low-income housing. After the City has met its targets, it will likely focus on the construction of market rate housing.

**Policy II-B:**

**The City shall use the redevelopment process, when feasible, to assemble parcels of land, write down the cost of land, and assist in the development of low- and moderate-income housing.**

<b>Program II-B.1: Low-Income Housing Fund.</b>  To maximize low- to moderate-income housing development potential, develop a program for the use and allocation of the Low-Income Housing Fund, derived from the Redevelopment Agency's tax increment revenues set-aside funds.  The Redevelopment Agency of the City of San Pablo has limited low-moderate income funding available. Of the expected \$6 million dollars from 2001-2006, 70 percent has been committed to paying previous bond issuances. An additional 10 percent has been committed to financing for the senior housing project currently being constructed. The remaining 20 percent will be used for matching fund commitments for the City's Community Development Block Grant (CDBG) program. The matching funds provided by the City will be used for administrative and staffing cost. Approximately \$133,000 was budgeted in the City's 2002-2003 CDBG application.  <i>Responsibility: Community Development Department</i> <i>Funding Source: The Low- and Moderate-Income Housing Fund currently totals approximately \$705,000. Total projected revenue during five-year planning periods is \$6 million (See Table 19 in the Housing Needs Assessment Appendix A)</i> <i>Time Frame: Current and ongoing.</i>	
<b>Describe implementation progress:</b>	The City has approached a number of builders.
<b>Funding sources &amp; funding amount (1999-2006):</b>	RDA has funds for moderate income housing.
<b>Has the program been successful?</b>	The program has met with moderate success.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program. The City will require that 15 percent of the unencumbered funds be reserved for moderate-income housing.

<b>Program II-B.2: One-to-One Replacement Housing.</b>	
<p>To provide adequate sites for housing development and ensure the preservation of affordable housing units, the City will provide corresponding one-to-one replacement housing within four years of the removal of low- and moderate-income housing units.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: Low- and Moderate-Income Housing Funds</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The City has not removed any affordable housing units during this reporting period.
<b>Funding sources &amp; funding amount (1999-2006):</b>	Not required.
<b>Has the program been successful?</b>	There has not been a reduction of affordable housing stock in the City.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

<b>Program II-B.2: New Construction.</b>	
<p>To promote the development of affordable units within the Redevelopment Area, local funds will be provided to support efforts to private and non-profit developers' proposals for new projects in the Redevelopment Area that include 15 percent of the units affordable to households of low- or moderate-income.</p> <p>The Redevelopment Agency actively seeks developers interested in constructing mixed-use projects. The City also makes information regarding RDA funds available at the service counter in the Community Development Building, on the City's website, and in the San Pablo Newsletter. As funding becomes available the City will send out letters to the local development community informing them of resources.</p> <p>In February of 2002, the RDA will apply for HELP Funds. The RDA can apply for up to \$2 million to be used for any activity associated with the construction of affordable housing. If received, the RDA plans to target a portion of the funds towards mixed-use development. The permitting fees can also be waived or delayed in consideration of mixed-use projects.</p> <p><i>Responsibility: Community Development Department and San Pablo Redevelopment Agency</i></p> <p><i>Funding Source: Low- and Moderate-Income Housing Funds (The senior housing project, stated in Program II-B.1, is currently being constructed with Low- and Moderate-Income Housing Funds.)</i></p> <p><i>Time Frame: 2002.</i></p>	
<b>Describe implementation progress:</b>	The Redevelopment Agency did not directly apply for these funds. However, the developers of two new subdivisions did apply and receive these funds (East Bay Asian Local Development Corp. and Simpson Housing); both provide on-site support services for low income families.

Program II-B.2: New Construction.	
<b>Funding sources &amp; funding amount (1999-2006):</b>	State funding: HOME and LIHTC and City funds in the amount of 1.2 million for the EBALDC development and 2.3 Million for the Simpson Housing development.
<b>Number of units assisted (1999-2006):</b>	70 low and 148 very low income housing were constructed during the planning period. <ul style="list-style-type: none"> <li>• EBALDC 86 units ( 52 Very Low, and 34 Low)</li> <li>• Simpson Housing- El Paseo; 132 units ( 96 Very Low, 36 Low)</li> </ul>
<b>Has the program been successful?</b>	Yes, the Program was successful. The affordable housing requirements for the City have been met and exceeded.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program but modifying it to meet new requirements for low and very low income housing as those come. After the City has met its targets, it will likely focus on the construction of market rate housing.

### Policy II-C:

**The City will encourage development of housing that meets the needs of large households.**

Program II-C.1: Lot Coverage Bonus.	
<p>To encourage the development of large houses to meet the needs of large families, the City will provide lot coverage bonuses, through the variance process, on a case-by-case basis on appropriate findings.</p> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The Abella development by Signature properties included 292 units which included a mix of single family homes and condominiums. Two of the five floor plans for the single family homes were for 4+ bedroom homes that meet the needs of larger family's. The City approved this project as a planned Unit development, which allowed for a higher density than would be allowed by the base Zoning designations.
<b>Funding sources &amp; funding amount (1999-2006):</b>	Funded by private development. General Fund for staff time.
<b>Number of applications filed and approved (1999-2006):</b>	No applications were received for Lot coverage bonuses.
<b>Has the program been successful?</b>	No applications were received.
<b>Do you recommend continu-</b>	City staff recommends keeping the Program but modifying it to allow a lot



Program II-C.1: Lot Coverage Bonus.	
ing the program?	coverage bonus through the Planned Unit Development process, instead of the Variance process.

## Policy II-D:

**To address the issues associated with the conversion of existing rental units, the City shall implement the Condominium Ordinance based on architectural and vacancy rate criteria.**

Program II-D.1: Condominium Conversion Ordinance.	
<p>Enforce the Condominium Conversion Ordinance that sets forth the following conditions for approval: physical standards, tenant protection, homeownership assistance, and vacancy rate criteria:</p> <ul style="list-style-type: none"> <li>• To reduce the impact of such conversions of residents of rental housing, especially the elderly, the handicapped, and families of low- to moderate-incomes who may be required to relocate due to the conversion of their rental housing units by providing procedures for adequate time for notification and assistance for such relocation;</li> <li>• To ensure that converted units meet reasonable physical standards as required by all applicable laws, ordinances, and regulations;</li> <li>• To ensure that the converted housing achieves a high degree of appearance and quality as is consistent with the goals of the City;</li> <li>• To promote homeownership opportunities and to bring a greater amount of owner-occupied housing on the market affordable by all economic segments of the community; and</li> <li>• To ensure adequate replacement housing by establishing a two-tiered vacancy rate threshold. In the event that the rental vacancy rate falls below 5 percent, the City may deny approval of the condominium conversion project proposal if the City find that the conversion will significantly reduce the availability of rental units and therefore, the conversion will conflict with the goals and policies contained in the Housing Element of the General Plan. If the rental vacancy rate is found to be below 3 percent, the application for conversion shall be denied, unless the applicant, for a period of 59 years, agrees to sell and provide for the maintenance of, at affordable prices, 40 percent of the units to low- and moderate-income households, with a minimum of 20 percent being affordable to households, earning less than 80 percent of the San Francisco SMSA median income; provided, that the City Council may still deny approval of the application if the proposed condominium conversion project is found to adversely affect the provision of adequate housing in segments of the community and that adequate replacement housing for displaced tenants is unavailable.</li> </ul> <p><i>Responsibility: Community Development Department: Planning Division</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Current and ongoing.</i></p>	
<b>Describe implementation progress:</b>	The City has not received any applications for condominium conversions.
<b>Funding sources &amp; funding amount (1999-2006):</b>	None required

Program II-D.1: Condominium Conversion Ordinance.	
<b>Number of applications filed and approved (1999-2006):</b>	None received.
<b>Has the program been successful?</b>	No applications were received for condominium conversions.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program but modifying it to comply with State law requirements.

Program II-D.2: Adopt Updated Zoning Ordinance.	
<p>The City of San Pablo is currently in the process of updating the entire Zoning Ordinance. The update will include a new R4 zoning district that would allow a maximum density of 48 dwelling units per acre. Adoption of the new R4 zone will take place when the completed new Zoning Ordinance is adopted in early 2002. Since many of the new elements of the Zoning Ordinance are regulatory improvements and refinements, there are no anticipated delays to adopting the new Zoning Ordinance.</p> <p><i>Responsibility: City Planning Department</i></p> <p><i>Funding Source: None required</i></p> <p><i>Time Frame: Amend the Zoning Ordinance by June 2002.</i></p>	
<b>Describe implementation progress:</b>	The amended Zoning Ordinance was adopted in October of 2002. The R-4 Zoning Designation and development standards were added.
<b>Has the program been successful?</b>	The Program was successful. The Zoning Ordinance was amended in October of 2002. The R-4 Zoning designation was created
<b>Do you recommend continuing the program?</b>	City staff recommends removing the Program since the task has been completed.

### Section 3      Housing Accessibility and Special Needs

#### Goals

1. To ensure housing accessibility for all segments of the community.

#### Objectives

1. On a continuing basis, the City will refer conflicts and disputes between landlords and tenants to Housing Rights Inc.
2. On a continuing basis, the City will work towards the elimination of all forms of housing discrimination.
3. To promote the production of housing to meet the City's special housing needs.

#### Assessment of Objectives:

1. The City continues to refer residents to Housing Rights Inc. when there are conflicts between landlords and tenants. Information brochures from the Housing Rights Inc., are kept at the front counters and are given to residents. The City does not keep a log of how many cases are referred.
2. The City has worked towards the elimination of housing discrimination. When cases appear, they are referred to Housing Rights Inc. for assistance.
3. The City has worked to develop additional senior housing units (82 units). The City has also met and exceeded its production of affordable housing.

#### Policy III-A:

**The City shall continue to support efforts to minimize and eliminate housing discrimination based on ethnicity, race, sex, religion, national origin, age, family composition, physical or mental disability, or income.**

Program III-A.1: Support Housing Rights Inc. (HRI)	
<p>To minimize and resolve conflicts and disputes between landlords and tenants; and to eliminate all forms of housing discrimination, the City will cooperate with Housing Rights, Inc. by disseminating the tenant/landlord conflict resolution information in the annual mailing about residential programs.</p> <p>In addition, the City will meet with, and design, a housing advocacy referral system for its residents. Residents will be able to visit City Hall and have their concerns documented and forwarded to HRI.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: Nominal</i></p> <p><i>Time Frame: 2002-2003</i></p>	
<b>Describe implementation progress:</b>	The City continues to refer residents to Housing Rights Inc. when there are conflicts between landlords and tenants. Information brochures from the

Program III-A.1: Support Housing Rights Inc. (HRI)	
	Housing Rights Inc., are kept at the front counters and are given to residents. The City does not keep a log of how many cases are referred.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Number of cases referred to HRI (1999-2006):</b>	Total: The City does not keep track of the number of cases referred.
<b>Has the program been successful?</b>	Yes, the Program was successful. HRI provides an avenue by which conflicts between residents and landlords can be resolved.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program but modifying it to add a tracking system to account for all cases that are referred to HRI.

### Policy III-B:

**The City shall promote housing developments that meet the special needs of senior citizens, physically disabled, homeless, large families, and female-headed households.**

Program III-B.1: Density Bonus.	
Pursuant to State law, if a developer allocates at least 25 percent of the units in a housing project to low- or moderate-income households, or at least 50 percent available to the elderly, physically disabled, homeless, large families, and/or female-headed households, the City must grant a density bonus of 25 percent (or other equivalent financial incentive) over the maximum Zoning Ordinance and General Plan density. The City of San Pablo offers the following additional density bonus incentives for the provision of affordable, senior units:	
% Density Bonus Requested	Percentage of Affordable Units in Special Needs Housing Project
Up to 29.9 percent	25 percent
30-39.9 percent	30 percent
40-49.9 percent	40 percent
50-69.9 percent	50 percent
70-89.9 percent	60 percent
90-100 percent	70 percent
Developers granted a density bonus enter into an Affordable Housing Contract with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels not to exceed 30 percent of gross monthly income of the low- and moderate-income elderly tenants. Affordable rent units are subject to annual rent adjustments based upon changes in the elderly tenant's monthly income.	
In addition to the density bonus, the City will offer one or more of the following incentives to increase the financial feasibility of constructing the affordable housing:	
<ul style="list-style-type: none"> <li>• Fee waivers, reductions, and/or deferrals;</li> <li>• Modified standards for mixed-use projects (such as higher floor area ratio) that decrease development costs; (The City's General Plan and proposed Zoning Ordinance contains a Density FAR Bonus, allow-</li> </ul>	

Program III-B.1: Density Bonus.	
<p>ing projects with exceptional design, and public amenities such as open space, shared parking facilities and/or small parcel consolidations to build at FARs of up to .75);</p> <ul style="list-style-type: none"> <li>• Modified design review process to avoid unnecessary or excessive costs or delays for achieving City development standards; and</li> <li>• Other incentives identified by the project sponsor or the City that will reduce development costs while achieving the overall intent of the City's zoning standards.</li> </ul> <p><i>Responsibility: Planning Department</i>  <i>Funding Source: None required</i>  <i>Time Frame: 2002-2006</i></p>	
<b>Describe implementation progress:</b>	No density Bonus applications were received during this time. However, the City did adopt a Density Bonus Ordinance in November of 2006. The adopted Ordinance is consistent with the State requirements for Density Bonuses.
<b>Has the program been successful?</b>	Yes, the Program was successful. A Density Ordinance was adopted and codified which sets the standards for Density Bonuses.
<b>Do you recommend continuing the program?</b>	<p>City staff recommends eliminating the Program since the task has been carried out. Density Bonus requests will be processed pursuant to the adopted Density Bonus Ordinance and State law.</p> <p>To further the objectives of this program, City staff is looking into adopting an Inclusionary Housing Ordinance.</p>

Program III-B.2: Homeless Assistance.	
<p>The City will amend the San Pablo Zoning Ordinance to permit the homeless and emergency shelters in its high density residential zones (R-4) and commercial and industrial zones with a conditional use permit. The conditions associated with these permits will regulate hours of operation, number of beds permitted, signage, visitor privileges, and any other operating conditions to minimize negative impacts on adjacent businesses and property owners.</p> <p>In addition, the City works with West County Homeless Task Force on providing facilities and services to address the needs of the homeless.</p> <p><i>Responsibility: Community Development Department</i>  <i>Funding Source: RDA Funds</i>  <i>Time Frame: Amend the Zoning Ordinance by June 2002.</i></p>	
<b>Describe implementation progress:</b>	The City had other priorities and did not work on this program. However, this issue will be addressed as part of the upcoming General Plan update, which is currently in progress and consistent with the regulations required by SB 2. It should be noted that the City does provide funds to the County to assist with homeless shelters.

Program III-B.2: Homeless Assistance.	
<b>Has the program been successful?</b>	Changes to the Zoning Ordinance have not yet been made due to limits on City time resources during the planning period. However, staff has not received any applications during this period for a Homeless shelter.
<b>Do you recommend continuing the program?</b>	City staff recommends modifying the Program to require changes that comply with SB2. These changes will be codified in the upcoming Zoning Ordinance revision, which will follow the current General Plan update process. The General Plan Update process is expected to be completed by the end of 2010.

Program III-B.3: Preservation of At-Risk Units.	
<p>The City will seek to preserve existing affordable rental housing units in two developments through the following actions:</p> <p>Monitor compliance with State and Federal tenant and public notice requirements prior to any change in funding or ownership status.</p> <p>Provide financial assistance for property maintenance and improvements, or provide assistance in obtaining State and/or Federal funding for property maintenance and improvements.</p> <p>Identify one or more non-profit entities interested in the right of first refusal should one or more of the properties become available for sale. Provide financial assistance, or assist the non-profit in obtaining State or Federal funds for acquisition and preservation as affordable rental housing.</p> <p>Require that any financial assistance is tied to a minimum 30-year affordability covenant binding on all current and future property owners during the effective time period.</p> <p><i>Responsibility: Community Development Department</i></p> <p><i>Funding Source: CDBG, California HOME Program, Federal Section 8 Program, other State/Federal sources for acquisition and preservation.</i></p> <p><i>Time Frame: Monitor annually. Further action will depend on the intention of property owners.</i></p>	
<b>Describe implementation progress:</b>	During the reporting period, the existing affordable rental housing has been preserved. Further, additional affordable housing has been built which meet and exceed the affordable housing requirements of the City.
<b>Funding sources &amp; funding amount (1999-2006):</b>	General Fund.
<b>Number of units preserved (1999-2006):</b>	All at-risk units were preserved. None were converted to market rate.
<b>Has the program been successful?</b>	Yes, the Program was successful. There was no loss in affordable housing units.
<b>Do you recommend continuing the program?</b>	City staff recommends keeping the Program and continuing it as it is.

<b>Program III-B.4: Promote Contra Costa County's Mortgage Credit Certificate Program and the City's First-time Homebuyer Program.</b>	
<p>The City is committed to distributing information about Contra Costa County's Mortgage Credit Certificate Program and the City's First-time Homebuyer Program through the following actions:</p> <p>The City will publish information quarterly about the programs in the City of San Pablo's Newsletter once a quarter, and on the City's website.</p> <p>The City will also provide information regarding the programs at the service counter in the Community Development Building located at City Hall, the public libraries, and community centers.</p> <p>The City will send an annual letter to local real estate agents and lending institutions notifying them of the availability of the programs for clients who might qualify.</p> <p><i>Responsibility: Community Development Department and San Pablo Redevelopment Agency</i></p> <p><i>Funding Source: San Pablo Redevelopment Agency and Contra Costa County</i></p> <p><i>Time Frame: Beginning 2002 and annually thereafter, the City will make program information readily available and will periodically update program information.</i></p>	
<b>Describe implementation progress:</b>	<p>The Redevelopment Agency of the City of San Pablo's (Agency) First-Time Homebuyers Program assists with the purchase of a home to low, and moderate-income, first-time homebuyers. From 1999 to 2006, the City assisted 32 first time homebuyers in buying their first homes.</p>
<b>First-time Homebuyer Program Funding sources &amp; funding amount (1999-2006):</b>	<p>1999 – 2000 No records kept.</p> <p>2000- 2001 - \$200,000</p> <p>2001- 2002 - \$250,000</p> <p>2002- 2003 - \$750,000</p> <p>2003- 2004 – \$750,000</p> <p>2004-2005 – 500,000</p> <p>2005 - 2006 - 300,000</p>
<b>First-time Homebuyer Program units assisted (1999-2006):</b>	<p>A total of 32 units were assisted from 1999 to 2006.</p> <p>1999-2000: 1</p> <p>2000-2001: 0</p> <p>2001-2002: 6</p> <p>2002-2003: 8</p> <p>2003-2004: 13</p> <p>2004-2005: 4</p> <p>2005-2006: 0</p>
<b>Has the program been successful?</b>	<p>Yes, the Program was successful. The City was able to help 32 families into buying their first home.</p>



Program III-B.4: Promote Contra Costa County’s Mortgage Credit Certificate Program and the City’s First-time Homebuyer Program.	
Do you recommend continuing the program?	City staff recommends keeping the Program and continuing it as it is.